

<b>Site Reference:</b>	<b>197</b>	<b>Site Location:</b>	<b>Walton Hospital (west of site)</b>
<b>Ward:</b>	<b>Walton</b>	<b>Greenfield /Brownfield:</b>	<b>Brownfield</b>
<b>Site Size (ha):</b>	<b>2.276</b>	<b>Grid Reference:</b>	<b>SK 37191 69492</b>
<b>Location:</b>	<i>Edge of Settlement</i>	<b>Agricultural Land Use Classification:</b>	Primary - 7 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
<b>Current Land Uses:</b>		<b>Site for Res.Devt.</b>	
<b>Surrounding Land Use:</b>			

**Possible Constraints**

<b>Greenbelt:</b>	<i>NO</i>
<b>Steep Slopes:</b>	<i>Slopes South East and to the South</i>
<b>Location of any pylons:</b>	<i>None</i>
<b>Access:</b>	<i>Existing access from Whitecotes Lane would be suitable (30 mph)</i>
<b>Flood Risk:</b>	<i>None - Flood Zone 1 (July 2008)</i>
<b>Hazardous Risks:</b>	<i>None known</i>
<b>Pollution:</b>	<i>None known</i>
<b>Possible contamination from past land use:</b>	<i>1960-1979 Walton Hospital.</i>
<b>Ground conditions:</b>	<i>Site of former Grangewood Farm Opencast Site</i>
<b>Accession Composite total:</b>	<i>Within 20 minutes</i>

**Environmental Designations**

<b>Local Wildlife sites:</b>	<i>None known</i>	<b>Sites of Special Scientific Interest (SSSIs):</b>	<i>None known</i>
<b>Protected Trees:</b>	<i>4901.132</i>	<b>Ancient Woodland: Registered Historic Parks and Gardens:</b>	<i>None known</i>
<b>Local Nature Reserves:</b>	<i>None known</i>	<b>Conservation Areas:</b>	<i>None identified</i>
<b>Listed Buildings:</b>	<i>None identified</i>		<i>None identified</i>
<b>Site identified through Call for Sites?</b>	<i>True</i>		

Density: **30**  
Gross to net calculation: **90%**  
Potential number of dwellings: **61.45**  
Potential number of dwellings (suitable sites): **60**

**Potential delivery of dwellings:**

*Windfall -  
Potential 5 Year Supply - 60  
Potential additions to 5 year supply -  
Developable Year 6-10 -  
Developable Year 11-15 -  
Developable Year 16+ -*

Replacement CBC  
Local Plan  
compatibility?  
Potential number of  
dwellings (suitable  
sites and RCBLP  
compliant)

*True*

Availability:

*Available now*

Availability

*Land owner has put site forward for development*

Comments:

Suitability:

*Suitable*

Suitability

*allocated site on surplus part of hospital site*

Comments:

Deliverability:

*highly likely*

Deliverability

*likely to be a very popular site; no specific abnormalities, deliverable within 5*

Comments:

*years*

Why?

Conclusion

*Allocated site*